

**WORK DESCRIPTION
HOUSING REHABILITATION PROGRAM
HOUSING DEVELOPMENT DIVISION
CITY OF COLORADO SPRINGS**

NAME: Linda Clemons

ADDRESS: 22 W. Mill St.

PHONE: 719-385-0468

8/16

CONTRACTOR:

ADDRESS:

PHONE:

HOME MOD NO.:

If at any time a question or problem arises in regards to any aspect of this job you are obligated to contact your rehab specialist.

I have received and reviewed a copy of this work description and am satisfied that it accurately reflects my choices of rehabilitation work for my property.

Owner

Date

Owner

Date

The undersigned hereby proposes to furnish all labor and materials required to perform the work described for the amount stated below. This amount includes all state and local taxes, permitting fees and other costs normally payable in respect of such work.

Contractor

Date

1 Building Permits:

The work described in these specifications is to be carried out in accordance with all applicable codes and ordinances. The contractor must pay for and obtain all required permits prior to the start of construction. Contractors and subcontractors are responsible for posting copies of the permits at the job-site and for scheduling all required inspections during the course of construction. Contractors or subcontractors who fail to obtain required permits, or call for required inspections, may be suspended from future bidding.

All drawings required to obtain permits must be included in the Contractor's proposal and must be submitted to the Housing Division for review and prior approval.

The Housing Development Division has the right to inspect the work at any time without advance notice.

\$ _____

2 Lead Based Paint:

Prior to rehabilitation, all lead-based paint hazards identified in the attached reports for this residence are to be addressed per the recommendations of the Risk Assessor.

It is the responsibility of the general contractor to familiarize themselves with all positively identified components present at the jobsite, and to carry out all work related to those components utilizing properly certified personnel. All positively identified components remaining in place are to be primed with a 20 year encapsulant, Leadlok or eq, prior to finish painting.

Prior to releasing the project site for rehabilitation, 3rd Party clearance testing will be carried out by the Housing Development Division under separate contract.

\$ _____

3 Asbestos:

I do not anticipate any asbestos removal at this time.

See attached report identifying regulated asbestos containing materials (RACM). Demolition & disposal of RACM to be carried out per applicable State & Federal regulations.

Prior to releasing the project site for rehabilitation, evidence of 3rd Party clearance testing must be submitted to the Housing Development Division & the Owner.

\$ _____

Group Exterior

4 Windows:

Must use EPA certified lead abatement contractor (NOT RRP certified) to remove units with lead.

Remove and replace all windows with new vinyl thermal break units. Installation to include complete removal and disposal of existing sash and frames, installation of new units to ensure proper operation, self-adhesive air-sealing strip at perimeter, flashing and furring as required, installation of new exterior trim, and repair of interior finishes as needed. All new units to include standard hardware and screens. Owner to select from standard colors.

Cut back and trim out vinyl siding as needed.

It is the contractor's responsibility to verify size, type, and location of all windows prior to ordering. New units must meet all IECC criteria currently in effect for this region. It is the contractor's responsibility to submit satisfactory documentation of compliance with this specification to the Housing Division and the Regional Building Dept as required.

\$ _____

5 Doors: Storm-entry/rear

Replace storm door with Larsen or eq vented type, concealed screen, with locking hardware. Owner to select from standard finishes.

It is the contractor's responsibility to verify the size, handing, and operation of the door, prior to ordering.

\$ _____

6 Tree/Bushes Trash removal

Remove dead or volunteer trees, bushes, and weeds on West and North side of property. Remove any volunteer trees next to foundation.

Remove dead pine tree in front yard, cut as low as possible.

Remove shed next to alley side of property. **Do not throw away signs, license plates,etc.**

\$ _____

7 Clean gutters

Clean debris from gutters.

\$ _____

8 Cellar Hatch

Replace hatch with weather tight fabricated metal doors with locking mech.

\$ _____

9 Concrete Drive/ Parking Pad

Install 4 inch thick, 3000psi, with fiber mesh, concrete driveway 12widex approx 10 feet from asphalt alley to parking slab. Bids to Include site prop with road base and asphalt cutting if needed.

Prep area to gently slope away from foundation home to west side of property. Bids to include removal and disposal of all rubble off-site. Pour 16 foot wide by 22 foot deep concrete slab, 4 inches deep , 3000psi. Cut in control joints every 10ft in each direction.

Remove rear entry sidewalk up to covered patio. Pour 4" fiber mesh concrete with control joints. Pour transition slob to tie into parking slab.

All exterior flatwork to be 3000 psi minimum over 4" compacted fill.

Approx. 14 ft x 5 ft.

All work to be completed per General Specifications Manual. It is the contractor's responsibility to verify dimensions and areas of work.

\$ _____

10 Fencing

Install at 6 foot height cedar fence with metal posts and 2x pt rails along approx 50 feet plus gate width at rear yard of alley. Screw off cedar pickets. Install 6 ft height x 12 foot wide double drive chain link gate. Install to metal posts at each side. Install all necessary hardware for locking gate.

\$ _____

Group Kitchen

11 Flooring; Vinyl Flooring:

Install sheet vinyl flooring at Kitchen.

Install 1/4 inch underlayment.

Make the necessary transitions to all rooms for Linda.

Embossment only when approved on walk thru by RS.

Installation to include replacement of existing base if needed or add 4 inch rubber cove base, or install matching shoe mould with related finishes.

Owner has \$10SY allowance for vinyl only to include taxes.

Minimum specifications:

ilder grade with felt backing

imum thickness: .070 in

ear limited warranty

ID/FHA approved

\$ _____

12 Kitchen: Cabinetry

Install builder grade upper and lower base cabinets. Owner to select stain color.

Uppers to be 30 inch.

Corner base cabinet to be turned toward refrigerator as is now.

Base cabinets to have full depth shelf.

Include replacing 4 drawer base with same next to sink .

Add 18 inch 3 drawer base next to cabinet facing refrigerator.

RS to approve design before ordering.

Include knobs/pulls.

\$ _____

13 Kitchen: Replace Sink, Faucet

Replace sink and faucet with 2 bowl stainless 9 inch deep and Delta or eq single handle faucet in chrome with separate hand-held sprayer.

Installation to include chrome escutcheon plates at all wall or cabinet penetrations, new angle stops and new supply lines.

\$ _____

14 Kitchen; Countertops

Replace Kitchen countertop with high pressure laminate tops with rounded overhand as is now.

Owner to select from standard colors..

\$ _____

Group Bathroom

Work Description

15 Bath;Demolition:

Remove and dispose tub, surround, vanity, toilet, medicine cabinet,

\$ _____

16 Bath: Shower Pan

Replace tub with fiberglass, or cultured marble shower pan.
Contractor's responsibility to verify size and drain location.

\$ _____

17 Bath: Cement Board/Drywall

Insulate exterior wall if needed.
Install cement board for surround, patch/finish drywall as needed.
Install 2x6 backer board for grab bars if specified.

\$ _____

18 Bath Grab Bars; Stainless Steel

Provide & Install (1) 42" stainless steel grab bar at back shower wall.
Provide and install (1) each 18" vertical stainless steel grab bars at left and right-hand shower walls.
All horizontal grab bars to be mounted 36" above shower pan & securely fastened to 2 x 6 blocking installed in stud bays. Installation to include repair of related wall finishes to match existing.

\$ _____

19 Bath;Cultured Marble Shower Surround

Replace shower wall finishes with 3/8" cultured marble surround. New shower surround to extend 72" above shower pan & to include (1) recessed soap dish & (1) angled corner shelf.
Owner to select from standard colors & to coordinate with contractor on location of soap dish & shelf.
Window (if in shower area) to be wrapped with same material.

\$ _____

20 Bath-Toilet Right Height WC

Provide and install (1) white American Standard or eq right-height WC with standard seat. Bids to include replacement of angle stop (chrome finish) and supply line (braided metal or white). GC to provide receipt to Owner for CSU rebate. Substitutions must meet EPA water-sense and ANSI 117 standards.

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21 Bath; Medicine Cabinet

Install medicine cabinet with storage and mirror to match bath vanity as close as possible.
Owner has \$250 allowance.

\$ _____

22 Bath: Shower Mixer

Replace tub/shower valves with single-handle mixer in chrome (Shower only). . Fixture must meet the following criteria: EPA Water-Sense certified, Anti-scald guard and pressure balancing features.

\$ _____

Work Description

23 Bath;Vanity

Replace vanity ___30___ inches with integral sink and composite granite or marble top. Include new faucet (Delta, Moen or equal). Replace shutoffs, supplies and ptrap.

Owner to select with allowance of \$___400___ to include taxes but not install or delivery.

\$ _____

24 Bath-Vinyl Floor

Add 1/4 inch under layment, install vinyl sheet goods with 4 inch rubber base.

Owner has \$10/SY allowance to select vinyl to include taxes but not any other materials or install costs.

\$ _____

25 Bath-Painting

Prime, prep, paint with two coats, one color for walls and ceiling and one color for trim.

Owner to select colors.

\$ _____

26 Reinstall laundry Drain

Install new drain line for laundry with code approved box.

\$ _____

27 Master Bath-Devon Folding Rail

Install rail with 2 x 6 backer in wall. Short rail 21.5 inches. Model #AA20-00

\$ _____

Group Interior

28 Framed Drop Ceilings

Remove suspended ceiling in bedroom and frame and install framed, drop ceilings with drywall for bedrooms, living room, and TV room(should assist electrician with his work). Use 2x tight against failing plaster ceilings, insulate with fiberglass batts, 1/2-5/8 inch drywall, mud and tape, texture.

Patch sloped plaster ceiling in kitchen, install plaster screws and patch. Patch slope ceiling in TV room also.

\$ _____

29 Flooring;Carpet:

Provide and install carpet over 1/2 inch foam pad with tack strip in two bedrooms, closets,and living room. Do not install carpet in TV room.

Remove and replace all carpeting.

Owner has \$25/sy allowance for carpet to include taxes but pad and install by contractor.

Contractor to remove furniture and homeowner to remove personal items.

Installation to include trimming of doors as required for proper operation, repair or replacement of tack strip as required, installation of concealed hook strips at all dissimilar materials, and removal of all used goods from site.

Maintain smooth transitions for Linda into other rooms.

\$ _____

30 Painting

Patch all old light switches and outlet boxes.

Paint interior walls and ceiling of bedrooms, and living room.

Paint ceiling of kitchen and TV room after repairs are made to plaster.

Owner to select one color for walls and ceiling and one color for trim.

\$ _____

Group Electrical

31 Electrical: (Rewire Home)

replace distribution panel with 100A min. All branch circuits to be labeled in permanent marker.
 install new LED/photo detectors lights for exterior locations-front entry and back patio for a total of 2 ea.
 install LED **/motion** to illuminate rear parking area (1 Ea)
 install fan/light in master bedroom with remote control. Allow \$250 for unit.
 Provide (2) GFCI protected exterior WP receptacles: (1) at front and (1) at rear of home.
 Provide (1) 20A branch circuit with GFCI protected receptacle at each Bath.
 Provide (2) 20A small appliance circuits with GFCI protected receptacles @ the Kitchen countertops in locations and spacing per current NEC.
 Provide separate 110V receptacles for the refrigerator & gas range with 110V supply for the range hood and switched 110V supply below sink for dishwasher & disposal.
 Provide (1) 20A small appliance circuit @ the Laundry with (1) receptacle for the washer & a separate 30A circuit with (1) 220V receptacle for the dryer.
 Provide (1) 20A branch circuit with switched disconnect for the heating equipment.
 All BR's to be supplied with grounded arc-fault type receptacles in locations & spacing per current NEC.
 install 110V hard-wired smoke detectors with battery backup @ all BR's & Hallways.
 install battery operated CO detectors: (1) each level at locations per manufacturer.
 install LED bulbs where possible to replace less efficient ones.
 install light switches at height for wheelchair accessibility.
 install new ceiling light fixture \$50 ea. price range in 2nd bedroom, TV room, and living room.
 install light and GFI outlet in basement.
 Provide dedicated line for bathroom for electric baseboard heat.
 Existing wiring for light fixtures & switch legs to be checked for proper operation, polarity, and grounding. All light fixtures to be properly secured to code-compliant boxes, all ceiling fans to be properly secured to blocking in ceiling framing, and all missing or damaged switches and cover plates to be replaced with new.

\$ _____

Group Plumbing

32 Replace Water lines

Replace water lines with PEX tubing, replace all shutoffs for all fixtures in house. Install new hose bibs.

\$ _____

Total Bid \$ _____
